



Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Form P2A)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Form S1)	<input type="checkbox"/> Amendment to Site Plan (Form P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Form S1)	MISCELLANEOUS APPLICATIONS	<input checked="" type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Form S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Form S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input checked="" type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input type="checkbox"/> Minor – Preliminary/Final Plat (Form S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Form P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)
BRIEF DESCRIPTION OF REQUEST		
Property owner wishes to divide her existing Tract (104) into two (2) Tracts 104A & 104B		

APPLICATION INFORMATION		
Applicant: Susan M. Lentz		Phone: 505.898.1432
Address: 1011 Acequia Trail N.W.		Email: —
City: Albuquerque	State: N.M.	Zip: 87107
Professional/Agent (if any): Christopher J. Dehler		Phone: 505.414.8223
Address: 3827 Palacio Del Rio Grande N.W.		Email: cbolito@yahoo.com
City: Albuquerque	State: N.M.	Zip: 87107
Proprietary Interest in Site: none	List all owners: Susan M. Lentz	
SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)		
Lot or Tract No.: Tract 104	Block: n/a	Unit: n/a
Subdivision/Addition: n/a	MRGCD Map No.: 31	UPC Code:
Zone Atlas Page(s): F-13-2	Existing Zoning: RA & MX-M	Proposed Zoning same, no change
# of Existing Lots: 1	# of Proposed Lots: 2	Total Area of Site (Acres): 0.48 ±
LOCATION OF PROPERTY BY STREETS		
Site Address/Street: 3905 Rio Grande NW	Between: Grigios NW	and: Pedroncelli NW
CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)		
None		

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature:		Date: 2/7/2022
Printed Name: Christopher J. Dehler		<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY		
Case Numbers	Action	Fees
Meeting Date:	Fee Total:	
Staff Signature:	Date:	Project #

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Bring original Mylar or paper copy of plat with property owner's and City Surveyor's signatures on it to the meeting. Your attendance is required.

☒ **SKETCH PLAT REVIEW AND COMMENT**

Interpreter Needed for Hearing? No if yes, indicate language: _____

- ☒ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☒ Zone Atlas map with the entire site clearly outlined and labeled
- ☒ Letter describing, explaining, and justifying the request
- ☒ Scale drawing of the proposed subdivision plat
- ☒ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ **MAJOR SUBDIVISION FINAL PLAT APPROVAL**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Proposed Final Plat
- ☐ Design elevations & cross sections of perimeter walls
- ☐ Copy of recorded IIA
- ☐ Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved

☐ **SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6(K)
- ☐ Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ☐ Proposed Preliminary / Final Plat with property owner's and City Surveyor's signatures on the plat prior to submittal.
- ☐ Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ☐ Sidewalk Exhibit and/or cross sections of proposed streets
- ☐ Signed Form DRWS Drainage Report Grading and Drainage Plan, and Water & Sewer Availability submittal information
- ☐ Proposed Infrastructure List, if applicable
- ☐ Required notice with content per IDO Section 14-16-6-4(K)
- ☐ Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- ☐ Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- ☐ Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer
- ☐ DXF file and hard copy of final plat data for AGIS submitted and approved

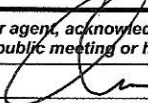
Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.


☐ **MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST**

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- ☐ A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ☐ Zone Atlas map with the entire site clearly outlined and labeled
- ☐ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- ☐ Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- ☐ Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- ☐ Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.

I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	
Signature: 	Date: <u>2/7/2022</u>
Printed Name: <u>Christopher J. Denler</u>	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent
FOR OFFICIAL USE ONLY	
Project Number:	Case Numbers
	-
	-
	-
Staff Signature:	
Date:	





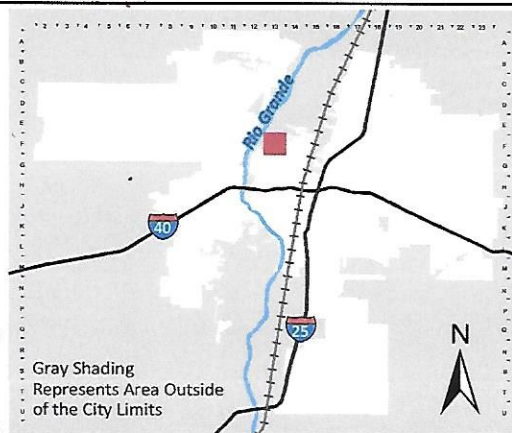
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).

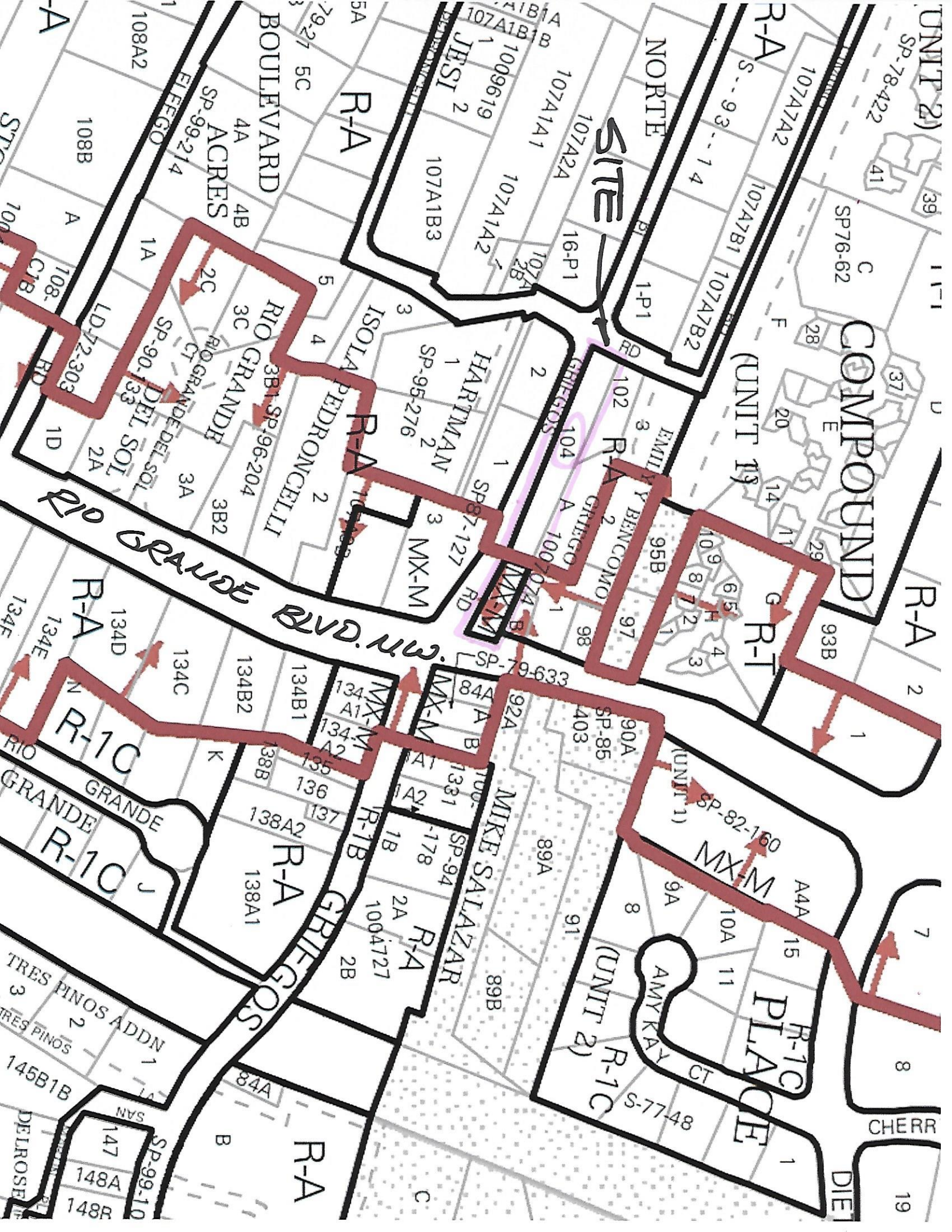


Zone Atlas Page:

F-13-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



BRIEF REQUEST LETTER

February 8, 2022

To whom it may concern,

The Applicant, in this case also the property owner, wishes to divide her existing property (Tract 104) into two (2) Tracts in order to create a residential building lot for a friend and to retain the remaining created lot for herself.

Respectfully,



2/8/2022

Christopher J. Dehler
Agent for Applicant

LOT SPLIT SKETCH PLAT

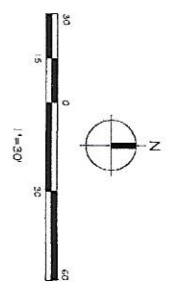
PROPOSED TRACTS 104A & 104B
BEING A REPLAT OF TRACT 104
M.R.G.C.D. MAP 31

FEBRUARY 2022

CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO

HISTORY / BACKGROUND

Subject Tract (104) lies in the Los Gringos neighborhood. One of the oldest in Albuquerque, many of its current parcels and traveled ways have been in place for a century or more. Ancient narrow roadways and land parcels without sidewalks are common. Part of the neighborhood's appeal yet creating challenges to planners in meeting current IDO design standards. The present owner of subject Tract (104) wishes to divide her tract in two to provide a building lot for a friend.



L1	N 24°57'05" E 26.72
L2	S 19°17'24" W 25.37
C1	L=51.91 R=20.00
C2	L=52.79 R=20.00

NOTES

- 1) The purpose of this Plat is to divide existing Tract 104 into two (2) Tracts 104A and 104B.
- 2) Subject Tract 104 is zoned RA and NMAC.
- 3) Proposed Tract 104B is presently developed having an existing ADCWIA account No. _____ and a property address of 3805 Rio Grande Blvd N.W., 87107.
- 4) ADCWIA water and sewer service to proposed Tract 104A to be coordinated with ADCWIA.
- 5) A side setback and lot width variance may be required for proposed Tract 104A.
- 6) A Grading & Drainage Plan may be required for proposed Tract 104A.
- 7) Soar Note.

